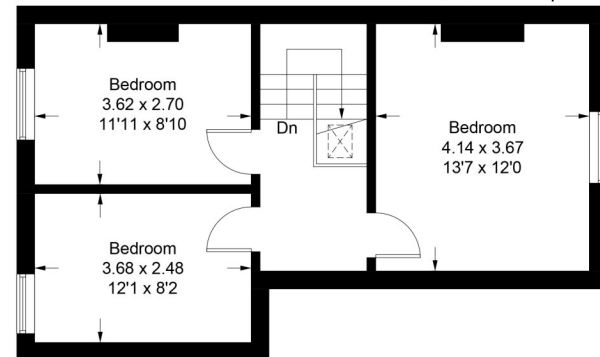


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

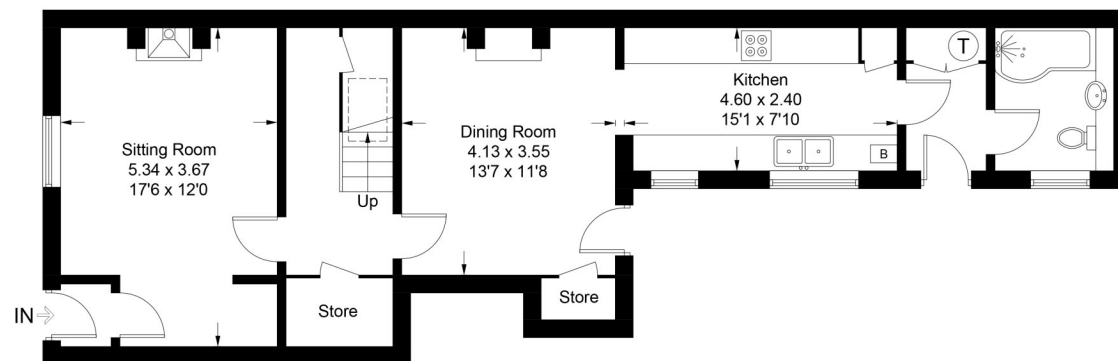
2 The Ivies

Approximate Gross Internal Area
 Ground Floor = 67.0 sq m / 721 sq ft
 First Floor = 43.2 sq m / 465 sq ft
 Total = 110.2 sq m / 1186 sq ft



= Reduced headroom below 1.5m / 5'0

First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



2 The Ivies, Farndon Road, Newark, Nottinghamshire, NG24 4SR

£210,000 Freehold

Winkworth are delighted to bring to the market this three bedroom character cottage within easy reach of Newark town centre. The accommodation comprises a 17ft sitting room, dining room, 15ft kitchen, three bedrooms, family bathroom and large rear garden. The property is well presented throughout and is available with no upward chain. This property is located off Farndon Road and has easy access to local amenities, schools and good transport links to include A1, A46 & A52. Newark Northgate Train Station is approximately a mile away making it ideal for commuters. Newark is a busy market town situated on the River Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.

EPC - D

Character House in Farndon | 3 bedrooms | Sitting Room | Dining Room | Kitchen | Downstairs Bathroom | Great sized garden | VIEWING ESSENTIAL



ACCOMMODATION

Entrance Porch

Sitting Room - 17'6" x 12' (5.33m x 3.66m) with front aspect window, fitted cupboard, radiator and wooden floorboards.

Inner Hallway - with two storage cupboards and radiator.

Dining Room - 13'7" x 11'8" (4.14m x 3.56m) with rear aspect door to the garden, feature fire surround, storage cupboard and radiator.

Kitchen - 15'1" x 7'10" (4.6m x 2.4m) with two side aspect windows, a range of fitted wall and base units, electric oven, four ring gas hob, integrated fridge/freezer and tiled flooring.

Back Hall - with side aspect door to the garden and storage cupboard with plumbing for a washing machine.

Bathroom - with side aspect window, low level WC, wash hand basin with vanity unit, panel bath with shower, towel radiator, extractor fan and tiled flooring.

Bedroom 1 - 13'7" x 12' (4.14m x 3.66m) with rear aspect window and radiator.

Bedroom 2 - 12'1" x 8'2" (3.68m x 2.5m) with front aspect window and radiator.

Bedroom 3 - 11'11" x 8'10" (3.63m x 2.7m) with front aspect window and radiator.

Outside - with patio, lawn and mature shrubs and hedging.

DESCRIPTION

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EPC - D

